

- 4.01 THE GENERAL CONTRACTOR SHALL PROVIDE NEW CEILING SYSTEM AS SHOWN ON MANGINI * DUFFY DRAWINGS.
- 4.02 CEILINGS IN ALL AREAS UNLESS OTHERWISE NOTED SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, AND ALL APPLICABLE CODES.
- 4.03 CONTRACTOR SHALL PROVIDE THE NECESSARY FRAMING AND BRIDGING FOR ALL LIGHT FIXTURES, STRIP-LINE DIFFUSERS, RETURN, ETC., AS WELL AS REQUIRED CUT OUTS.
- 4.04 CONTRACTOR SHALL NOTIFY MANGINI * DUFFY OF ANY POSSIBLE INTERFERENCES BEFORE PROCEEDING WITH INSTALLATION.
- 4.05 NO CEILING TILES SHALL BE INSTALLED UNTIL THE BUILDING MANAGEMENT HAS HAD AN OPPORTUNITY TO INSPECT THE AREAS TO ASCERTAIN THAT ALL DUCT WORK, PLUMBING, ELECTRICAL, ETC., HAS BEEN INSTALLED AND THAT ALL PREPWORK HAS BEEN PROPERLY REINSTALLED ON ANY EXPOSED STEEL.
- 4.06 PRIOR TO CLOSING UP ANY CEILING, ALL PLENUM SYSTEMS (HVAC, PLUMBING & ELECTRICAL) SHALL BE INSPECTED AND "PASS" REQUIRED BY CONTRACTORS, ENGINEERS, AND BY THE AUTHORITIES HAVING JURISDICTION TO THEIR PROPER INSTALLATION AND FUNCTION.
- 4.07 THE GENERAL CONTRACTOR SHALL COORDINATE TELEPHONE/SIGNAL CABLE INSTALLATION WITH TENANT'S COMMUNICATIONS CONTRACTOR PRIOR TO COMPLETION OF CEILING WORK.
- 4.08 SUSPENSION MEMBERS SHALL BE OF SUFFICIENT STRENGTH AND RIGIDITY TO CARRY ACOUSTICAL UNITS IN A TRUE AND LEVEL PLANE WITHOUT EXCEEDING A DEFLECTION OF 1/500 TH OF THEIR SPAN.
- 4.09 FASCIAE OR ANY BREAK IN THE CEILING HEIGHTS CREATED BY THE INSTALLATION AND/OR ALTERATION OF HEATING, VENTILATING, AIR CONDITIONING OR MECHANICAL DUCTS, PIPING OR OTHER EQUIPMENT SHALL BE AS PER DETAILS SHOWN ON MANGINI * DUFFY DRAWINGS.
- 4.10 HANG CEILING HEIGHTS SHALL BE AS SHOWN ON "CONSTRUCTION PLANS", "REFLECTED CEILING PLANS" AND "CONSTRUCTION DETAIL DRAWINGS". ANY DEVIATION FROM HEIGHTS SHOWN WILL BE SUBMITTED TO MANGINI * DUFFY FOR APPROVAL.
- 4.11 IN THE CONCEALED SPLINE INSTALLATION THE GENERAL CONTRACTOR SHALL PROVIDE A CEILING TILE AND CUT THE SAME TO AVOID "SILVER" PIECES WHEN AN ACOUSTIC CEILING TILE LINE-UP ENDS 2" OR LESS FROM A PARTITION.
- 4.12 THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE THE CEILING WORK WITH THAT OF THE CABINET, PLUMBING, HVAC, ELECTRICAL, WORK, AND THE TELEPHONE COMPANY WHEREVER THEIR RESPECTIVE WORK IS CONTIGUOUS.
- 4.13 IN THE CONCEALED SPLINE INSTALLATION THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL CEILING ACCESS TILE IN ACOUSTIC CEILINGS TO FURNISH ACCESS FOR INSPECTION MAINTENANCE TO ALL AIR CONDITIONING, PLUMBING, TELEPHONE AND ELECTRICAL CONTROLS REQUIRING ACCESS. LOCATION "PINS" SHALL BE PROVIDED AT THESE LOCATIONS ACCORDING TO CEILING MANUFACTURER.
- 4.14 THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL CEILING ACCESS PANELS RECESSED IN A CROWN CEILING USING "MILCOR" STYLE K. SIZE OF ACCESS DOOR SHALL BE DETERMINED BY CONTRACTORS WHOSE WORK NECESSITATES ACCESS. LOCATION OF ACCESS DOOR IS TO BE APPROVED BY MANGINI * DUFFY.
- 4.15 THE CEILING TILE JOINTS SHALL BE ALIGNED PERFECTLY WITH RECESSED LIGHTING FIXTURES.
- 4.16 ALL JOINTS IN THE TILE FIELD SHALL BE SQUARE, LEVEL, AND PERFECTLY ALIGNED WITH EACH OTHER AND WITH THE BUILDING FIXTURES.
- 4.17 CEILINGS IN CLOSETS SHALL BE OF THE SAME HEIGHTS AND CONSTRUCTION AS THAT OF ADJOINING SPACE, EXCEPT AS OTHERWISE NOTED.
- 4.18 THE GENERAL CONTRACTOR SHALL PROVIDE CUTOUTS AND OTHER SPECIAL PROVISIONS IN SYSTEMS AREA FOR LIGHTING FIXTURES, REGISTER, DIFFUSERS AND OTHER INSERTED ITEMS.
- 4.19 IN GENERAL, UNTIL EACH AREA, THE CEILING WORK REQUIREMENTS SHALL BE SPECIFIED IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS, MATCHING AND ALIGNED CEILING. THE FINAL CEILING INSTALLATION SHALL BE FREE OF ALL VISUAL DEFECTS.
- 4.20 CONTRACTOR SHALL PROVIDE GYPSUM BOARD CEILINGS IN SPACES SHOWN ON PLANS. GYPSUM BOARD THICKNESS SHALL BE 5/8", TAPED, SPACKLED AND PAINTED (COLOR PER FINISH SCHEDULE).
- 4.21 CONTRACTOR SHALL PROVIDE ANY REQUIRED EXPANSION JOINTS IN GYPSUM BOARD CEILING AREAS. WHEREVER POSSIBLE EXPANSION JOINTS SHALL BE CONCEALED BEHIND CROWN MOULDINGS. WHEREVER JOINTS ARE UNAVOIDABLE, THEIR LOCATION SHALL BE APPROVED BY MANGINI * DUFFY.
- 4.22 ALL AIR CONDITIONING SUPPLY DIFFUSERS AND RETURN AIR GRILLS SHALL BE SQUARE OR RECTANGULAR TYPE, FINISH AS SPECIFIED ON DRAWINGS. THESE ARE TO BE INSTALLED IN THE CENTER OF CEILING TILE UNLESS OTHERWISE NOTED.
- 4.23 SUPPLY DIFFUSERS AND RETURN AIR GRILLES ARE SHOWN FOR LOCATION ONLY. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATIONS.
- 4.24 ALL SPRINKLER HEADS, SMOKE DETECTORS AND SPEAKERS LOCATED IN THE CEILING TILES SHALL BE CENTERED ON THE CEILING TILES IN NORTH-SOUTH AND EAST-WEST

- 5.01 ALL PAINT TO BE P-4 UNLESS OTHERWISE NOTED.
- 5.02 ALL WALLS SHALL BE EGGSHELL FINISH UNLESS OTHERWISE NOTED.
- 5.03 ALL PLASTER CEILINGS SHALL BE PAINTED FLAT WHITE UNLESS OTHERWISE NOTED.
- 5.04 ALL DRAPEY POCKETS SHALL BE PAINTED TO MATCH CEILING.
- 5.05 WALLS SHALL INCLUDE SURFACES FROM FLOOR TO CEILING, INCLUDING PILASTERS, FASCIAS, JAMES, BUCKS REVEALS, RETURNS, AND ALL VERTICAL SURFACES NOT INCLUDED IN THE CEILING.
- 5.06 CEILINGS FOR PAINT SHALL INCLUDE THE GENERAL SURFACE OF THE CEILING, BREAKS DRAPEY POCKETS, ETC.
- 5.07 PAINT COLORS SHALL BE SPECIFIED BY MANCINI * DUFFY AND THE GENERAL CONTRACTOR SHALL SUBMIT SAMPLES (12" X 12") FOR APPROVAL BY MANCINI * DUFFY.
- 5.08 ALL WALLS AND CEILINGS SHALL BE PROPERLY PREPARED, SPACKED, Sanded, ETC. TO PROVIDE A PERFECTLY SMOOTH FINISH AND SURFACE, REMOVE EXISTING WALLCOVERINGS AS REQUIRED TO PREPARE WALLS.
- 5.09 ALL HARDWARE AND DEVICE COVERS SHALL BE REMOVED PRIOR TO PAINTING AND SHALL BE REINSTALLED AFTER COMPLETION OF WORK.
- 5.10 ALL METAL DOORS, BUCKS AND CONNECTOR ENCLOSURES TO BE PAINTED IN A SEMI-GLOSS ENAMEL FINISH.
- 5.11 ACCESS PANELS AND ACCESS DOORS SET INTO WALLS AND COLUMNS TO BE PAINTED SAME COLOR AS WALLS. THEY ARE SET INTO IN A SEMI-GLOSS ENAMEL FINISH.
- 5.12 THE CONTRACTORS SHALL, UPON COMPLETION, REMOVE ALL PAINT FROM WHERE IT WAS NOT INTENDED.
- 5.13 THE CONTRACTOR SHALL USE LATEX BASE PAINT IN COLORS SELECTED BY MANCINI * DUFFY AND IF OTHERWISE NOTED, HE SHALL PROPERLY PREPARE ALL SURFACES TO RECEIVE ONE (1) PRIME COAT, AND ONE (2) FINISH COATS OF PAINT IN COLOR SELECTED BY MANCINI * DUFFY.
- 5.14 THE CONTRACTOR SHALL INSTALL WALLCOVERING, WHERE DESIGNATED, WALLCOVERINGS SHALL BE SMOOTH, WITH NO WRINKLES, BUBBLES OR LOOSE EDGES. ALL PASTE AND BRUSH MARKS SHALL BE THOROUGHLY REMOVED. WALLCOVERINGS ADJOINING WOOD OR METAL TRIM SHALL BE CUT STRAIGHT AND SQUARE. ALL WORKSHIP WHICH IS NOT JUDGED TO BE FIRST QUALITY, WILL NOT BE ACCEPTED BY MANCINI * DUFFY.
- 5.15 WHERE WALLCOVERINGS TERMINATE AT AN OUTSIDE CORNER OF A PARTITION AND MEETS DISMILLAR WALLCOVERING OR PAINTED SURFACE, A METAL STOP BEAD SHALL BE INSTALLED TO INSURE A CLEAN AND PLUMB INSTALLATION.
- 5.16 ALL EXISTING LOOSE PAINT SHALL BE REMOVED AND SPACKLED OR PLASTER PATCHED.
- 5.17 EXISTING UNDESIRABLE ALL PARTITIONS SHALL BE Sanded OR CHIPPED AWAY AND SURFACES PLASTER-PATCHED OR SPACKLED TO INSURE A PERFECTLY EVEN SURFACE. MANCINI * DUFFY SHALL APPROVE PRIOR TO THE APPLICATION FINISH PAINT COAT.
- 5.18 THE CONTRACTOR SHALL INCLUDE SEMI-GLOSS PAINTING ON ALL SHOP CRIMED WOODWORK IN HIS WORK, AS INDICATED ON REFERENCED DETAILS.
- 5.19 THE CONTRACTOR & MANCINI * DUFFY SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK BY ALL TRADES (INCLUDING TELEPHONE INSTALLATION, FLOORING, ETC) AND INDICATE ALL NECESSARY "TOUGHEN" PAINTING AND/OR PATCHING.
- 5.20 THE GENERAL CONTRACTOR SHALL REMOVE/ORDER SPECIFIED MATERIALS UPON BEING AWARDED THE CONTRACT TO AVOID DELAYS.
- 5.21 ALL DOOR BUCKS TO BE PAINTED THE SAME COLOR AS DOORS UNLESS OTHERWISE NOTED.
- 5.22 WALL COVERINGS SHALL BE PASTED TO THE SURFACE WITH SEAMS HUNG VERTICALLY, AND A SEAMS BUTTER. HORIZONTAL SEAMS WILL NOT BE ACCEPTED.

- 6.01 ALL NEW FLOOR TILE SHALL BE 1/8" THICK VINYL COMPOSITION UNLESS OTHERWISE NOTED, FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.
- 6.02 ALL WORKMANSHIP SHALL BE OF THE BEST QUALITY AND WHEN THE WORK IS COMPLETE, IT SHALL BE FREE FROM BUBBLES, BURNLES, OR JOINTS OR OTHER IMPERFECTIONS. SEAMS SHALL BE KEPT IN ACCURATE ALIGNMENT ALONG BOTH COORDINATES. TILE HAVING CHIPPED OR ROUNDED CORNERS WILL BE REJECTED AND IF LAID, SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE TILE AT CONTRACTORS EXPENSE.
- 6.03 TILE SHALL BE LAID IN SQUARE PATTERN WITH COUSSES PARALLEL TO WALLS, UNLESS OTHERWISE INDICATED ON DRAWINGS. THE TILE SHALL BE SECURELY GROUTED AND SHALL BE LAID WITH TIGHT BUTT JOINTS. THE ADHESIVE SHALL BE AS RECOMMENDED BY TILE MANUFACTURER AND APPLIED PER ADHESIVE MANUFACTURER.
- 6.04 SPACES BEING SURFACED SHALL BE CLOSED TO TRAFFIC AND OTHER WORK DURING THE LAYING RESILIENT FLOORING.
- 6.05 GENERAL CONTRACTOR TO EXAMINE SUB-FLOORS FOR CONFORMANCE TO FINISH AND CLEANLINESS REQUIREMENTS FOR ELEGATION OF RESILIENT FLOORING.
- 6.06 GENERAL CONTRACTOR TO INSTALL UNDERLAYMENT TO RECEIVE RESILIENT WHEN SUB-FLOORING FLAT. UNDERLAYMENT SHALL VARY NO MORE THAN 1/8" IN ANY 6 FEET DISTANCE OR MORE THAN 1/8" IN ONE FOOT DISTANCE.
- 6.07 UNDERLAYMENT PATCHING COMPOUND SHALL BE LATEX TYPE AS RECOMMENDED IN THE PUBLISHED LITERATURE OF THE APPROVED RESILIENT FLOORING MANUFACTURER AND APPROVED BY MANGINI & DUFFY.
- 6.08 ADHESIVE FOR RESILIENT FLOORING SHALL BE WATER PROOF TYPE AS RECOMMENDED IN THE PUBLISHED LITERATURE OF THE APPROVED RESILIENT FLOORING MANUFACTURER AND APPROVED BY MANGINI & DUFFY.
- 6.09 RESILIENT FLOORING MATERIALS SHALL BE FURNISHED FROM SINGLE RUNS. PLAIN COLORS SHALL BE UNIFORM THROUGHOUT IN COLOR. THE VARIATIONS FROM PIECE TO PIECE WITH VARIATED COLORS SHALL NOT BE SO WIDE AS TO MAR THE DECORATIVE VALUE OF THE FLOOR.
- 6.10 ALL MASONRY WALLS AND DRYWALLS SHALL HAVE 4" STRAIGHT BASE IN CARPETED AREAS AND 4" COVE BASE IN TILED AREAS.
- 6.11 BASE SHALL BE PROVIDED IN STANDARD 4' REGUIT LENGTHS WITH PREMIXED EXTERNAL ANCHOR. EXTERNAL LOGS, COILED STAK SHALL NOT BE ACCEPTABLE.
- 6.12 BASE SHALL BE SET IN LENGTHS LONGEST AVAILABLE LENGTHS WITH NO PIECES LESS THAN 12 INES.
- 6.13 AFTER INSTALLATION CLEAN RUP TO REMOVE SPOTS OF ADHESIVE AND SURFACE STAINS. REMOVE WASTE MATERIAL FROM BUILDING AND LEAVE FLOORS BROOM CLEAN AND IN GOOD CONDITION.
- 6.14 WHEN DIRECTED AFTER CLEANING STRIP FLOORS OF ANY PROTECTIVE COATING AND APPLY TWO COATS OF WAX AS PER MANUFACTURES SPECIFICATIONS, TO ALL RESILIENT MATERIALS IF NOT PREPARED.
- 6.15 PROVIDE AND MAINTAIN PROTECTION FOR RESILIENT FLOORING INSTALLATION TO PREVENT DAMAGE. REMOVE PROTECTION WHEN DIRECTED OR AT THE FINAL ACCEPTANCE OF WORK.
- 6.16 THE GENERAL CONTRACTOR IS TO PROVIDE AND MAINTAIN PROTECTIVE TILES UPON ALL WALLS AND CEILING.

7.01 THE CONTRACTOR SHALL PROVIDE MATERIALS FOR FINISHING AND INSTALLATION:

- a. MANGINI * DUFFY DRAINAGES, KESSE
- b. CONDITIONS FOR PROPER PERFORMANCE
- c. CONSIST OF: BROADLOOM CARPET
- d. CARPET TILES
- e. UNDERLAYER CUSHION
- f. SEAMING
- g. INSTALLATION
- h. FURNITURE STRIPS
- i. ACCESSORIES
- j. MANUFACTURERS HOLDINGS
- k. FLASH * PATCHING (DUE TO TRANSITION FLASH PATCH)

7.02 THE CONTRACTOR SHALL CHECK ALL MATERIALS FOR TOTAL YARDAGE REQUIREMENTS.

7.03 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PLACEMENT OF THE BUILDING, AS WELL AS THE INSTALLATION OF THE CARPETS IN THE PREMISES INCLUDING THE FOLLOWING:

- a. DATES AND TIMES OF WORK REQUIRED
- b. VERIFICATION OF DIMENSIONS, SITE AND LOADING CAPACITY, WINDOWS OPENINGS ETC.

7.04 THE CONTRACTOR SHALL PROVIDE SUPPLIES THAT MAY BE DAMAGED IN ANY WAY:

- a. SUB-FLOORING SHALL BE OIL, WAX, DIRT, FLAME RESISTANT INTERFERS WITH THE PROPOSED SUB-FLOOR SURFACE AND ALL CRACKS AND HOLES LEVEL L. ASTIC OR EQUAL
- b. ALL SUB-FLOOR SURFACES SHALL BE ADHESIVE AS RECOMMENDED BY SUBSTANCES
- c. THE CARPET SHALL BE INSTALLED

7.06 IN ALL AREAS WHERE CARPET MEETING IS REQUIRED, THE CONTRACTOR SHALL PROVIDE AND INSTALL A REDUCED MANGINI * DUFFY.

7.07 INSTALLATION - BROADLOOM OVERLAY:

- a. UNDERLAY CUSHION MATERIAL LENGTH WITH A MINIMUM ENTIRE AREA LAID OUT ALONG WALLS, VERTICAL OR EDGE STRIPS. LENGTH OF SUB-FLOORING SHALL BE APPROVED MATERIALS AS RECOMMENDED BY C. SOLID APPLICATION OF LAY OUT UNDERLAY CUSHION COINCIDE WITH SUB-FLOOR SURFACES SO THAT GAPS MEDGING BETWEEN EDGES OF CARPETS SHALL BE STRETCHERS (LENGTH OF CARPETS)

7.08 INSTALLATION - CARPET TILES:

- a. CARPET TILES SHALL BE INSTALLED IN ACCORDANCE WITH INSTRUCTIONS AND IN ALL DIRECTIONS RUNNING IN
- b. ADHESIVE AND ITS APPLICATION RECOMMENDED BY MANUFACTURER
- c. CARPET TILE SHALL BE NOT COMPRESSED TO COVER JOINTS
- d. CARPET TILE SHALL BE HEAVY TRAFFIC FOR FOOTWEAR
- e. DIRECT GUY DOWN INSIDE

7.09 ALL CLOSETS SHALL HAVE SAME CARPET TILE.

7.10 THE CONTRACTOR SHALL INSTALL CARPETS IN THE FOLLOWING DIRECTION, OR AS RECOMMENDED BY MANUFACTURER:

- a. CARPETS SHALL BE INSTALLED PER FLOOR, FOR ANY FLOOR ARE BOTH IDENTICAL OR INDICATING ARCHITECTURAL BARRIERS
- b. MANGINI * DUFFY MUST APPROVE THE CARPET TILE COVERAGE MUST BE IN ACCORDANCE WITH THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE CARPETS WHERE "TOPS" AND "BOTTOMS" OF CARPETS TILES WHERE REQUIRED

7.11 IN THE CASE THAT THE SPECIFICATIONS FOR THE CARPETS ARE NOT SPECIFIED AFTER THE CONTRACTOR IS TO NOTIFY MANGINI * DUFFY.

7.12 CUT AND FIT CARPET MODULES BASES, PERMANENT CABINETS AND OTHER TRADES WHEREVER THEY ARE REQUIRED.

7.13 THE CONTRACTOR SHALL SUBMIT TO THE CLIENT A SAMPLE OF THE CARPETS FOR APPROVAL. IN ADDITION, UNIFORM IN COLOR BUT HAS NOT BEEN SUBMITTED TO MANGINI * DUFFY SHALL BE INSTALLED FOR APPROVAL.

7.14 SAMPLES OF EACH CARPET SELECTED WITH MANUFACTURER'S SPECIFICATIONS FOR APPROVAL PRIOR TO ORDER.

7.15 THE CONTRACTOR SHALL PROVIDE A LIST OF THE CARPETS TO BE USED IN THE PROJECT. THE CARPETS SHALL BE CARPET CONTRACTORS.

7.16 ALL WORK SHALL BE COMPLETED WITHIN THE TIME FRAME PROVIDED AND MEET THE COMPLETION DATE, MANGINI * DUFFY'S AND THE CLIENT'S REQUIREMENTS.

7.17 THE CONTRACTOR SHALL COORDINATE THE CARPETS WITH OTHER TRADES WHEREVER THEY ARE REQUIRED.

7.18 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETYKEEPING OF ALL MATERIALS AND EQUIPMENT ON THE JOB SITE.

7.19 CARPET PADDING TO MEET THE FOLLOWING REQUIREMENTS:

- a. THICKNESS
- b. DENSITY
- c. COMPRESSION RESISTANCE